

Inc. Village of Northport
BOARD OF ARCHITECTURAL & HISTORIC REVIEW
Minutes from Wednesday, July 6 2022

Present; Henry Tobin, Steven Keller, Paul Herkovic, Richard Krulik, Attorney John Bennett, Board Secretary Skye Odegaard and Court Reporter Kelly Culen.
Not present is Brendan Moran and Phil Ingerman.

APPROVAL OF MINUTES: June 1, 2022 – Mr. Tobin had a revision. Motion to accept by Mr. Keller as revised and seconded by Mr. Herkovic. Mr. Krulik abstained. Approved by a 3-0 vote.

OLD BUSINESS: 22-18 – Lombardi House – 403 Main St.
22-06 -- Agoglia - 39 Mariners Lane – Alt.

INFORMAL REVIEW: 22-25 – Keri Oldham – 172 Bayview Ave.

NEW ALTERATIONS: 22-24 – Gerassimo Ventouras – 174 Bayview Ave.

22-18B – Phillip Kampf returned before the Board to discuss a re-submission after the June 1, 2022 Architectural and Historical Review Board’s approval. The homeowners were ok with all the approvals except they are requesting that the approved 4-foot setback be changed to only 1 foot 6 inches. The plans were discussed. The Board agreed on a 2-foot setback.

The Following resolution was offered by: Steve Keller
And Seconded by: Paul Herkovic
The motion was approved by a vote of: 4 – 0
No abstentions

Now, Therefor, it is resolved as follows: Approval of submitted plans dated June 22, 2022.

The Applicant’s application is granted with the following conditions: Amend previously approved 4-foot setback to be changed to a 2-foot set back that allows the Architect to replicate the brackets up on the frieze board to match the existing corner of the house over the front door.

22-06 – Stacy Duka, John & Paulette Agoglia appeared before the Board with their re-submission. The applicant wishes to make interior and exterior renovations. Mr. Keller is curious as to the decision not to keep a railing on the front porch. Ms. Duka states it is to open up the view and the porch is under 30 inches which meets the code criteria. Mr. Keller states it appears they have gone to a smaller window and door casing. Mr. Keller likes the plans for the most part, it is just, historically the thin casing does not look correct.

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The Following resolution was offered by: Steve Keller
And Seconded by: Richard Krulik
The motion was approved by a vote of: 4 – 0
No abstentions

Now, Therefor, it is resolved as follows: Approval of resubmitted plans dated June 22, 2022

The Applicant's application is granted with the following conditions: Window and door casings to be 3.5 inches wide, windows to have 2-inch historic sill and a drip cap molding above.

Note: There will be a 2-inch rake trim added over the rake boards similar to the existing house.

22-25 – Keri Oldham and Eric Johnson appeared before the Board for an informal review. Mr. Tobin stated part of what we have here as a project is actually not part of this project and that is residing. That will be done independently. Ms. Oldham found shutters in the basement and inquired if that is something they could install. Mr. Tobin stated shutters are a decorative detail which there is more leeway on because they are something which can be added or taken away but the regulation on shutters is that they should be of the nature of at least presenting the option to work. In other words, they should be of a size that they can be workable and close properly as shutters are expected to do. The main reason Ms. Oldham and Mr. Johnson are here today is they want to remove the sun room side door and the steps leading up to it so they just have the one entrance door which leads to a mudroom into the house. Mr. Keller asked if they have a backdoor. Mr. Johnson states there is a door off the kitchen that goes to the patio. Mr. Keller stated it is not like you re going to have one door and states he has no problem with that. Ms. Oldham states the mudroom door would be the actual front door and they would like to remove the 32-inch door with the little window next to it, that is currently there and install a single centered front door larger than 32 inches and a wooden overhang that mimics other Italianate style homes. Ms. Oldham and Mr. Johnson wanted to make sure this concept would be agreeable before they start hiring an Architect. Mr. Keller states the Board would just need to see a little more detail than the sketches provided this evening and a full elevation so they can see how this little overhang relates on both the front and side of the house and the side that it is being proposed on. Mr. Tobin states he would like to see other places in Northport for this style house with the side bump-out for an entrance.

22-24 – Steve Christiansen appeared before the Board with the homeowners, Helen and Gerassimo Ventouras of 174 Bayview to discuss an application to remove the one-story structure in the rear of the house and construct a new structure with minor additions. The plans were discussed in detail. Mr. Tobin expressed he would like Mr. Christiansen to go on but states the Board has not received a set of elevation drawings of the existing conditions, which is

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needed. The Board will not be able to give any final determination until they see the elevations and compare to what is being proposed.

Mr. Keller made the motion to adjourn the meeting. The meeting was adjourned at 9:39 pm.

Respectfully submitted,

Skye Odegaard
Board Secretary